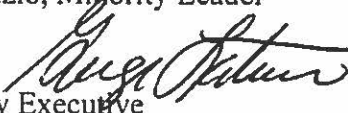


March 19, 2021

TO: Hon. Benjamin Boykin, Chair
Hon. Alfreda Williams, Vice Chair
Hon. MaryJane Shimsky, Majority Leader
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer 
Westchester County Executive

RE: Message Requesting Immediate Consideration: **Bond Act – T0048 –
Central Maintenance Facility Roof Alterations.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators March 22, 2021 Agenda.

Transmitted herewith for your review and approval is a bond act (the “Bond Act”) which, if adopted, would authorize the County of Westchester (the “County”) to issue bonds in the amount of \$860,000 to finance the following capital project: T0048.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for March 22, 2021 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



George Latimer
County Executive

March 3, 2021

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$860,000 to finance the following capital project:

T0048 – Central Maintenance Facility Roof Alterations ("T0048").

The Bond Act, in the amount of \$860,000 would finance the cost of improvements to the County's Central Maintenance Facility in Yonkers, including replacement of the roof on the high rise portion.

The Department of Public Works and Transportation ("Department") has advised that the existing roof was installed in 1982, is no longer under warranty and has exceeded its useful life. The new roof will comply with the New York State energy code and be a highly reflective (cool roof) to minimize the heat island effect.

Following bonding authorization, design will be scheduled and is anticipated to take three months to complete. It is anticipated that the design work will be completed by in-house staff. It is estimated that construction will take four months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously issued bonds for separable components of T0048 as indicated in the annexed fact sheet.

The Planning Department has advised that based on its review, the above-referenced capital project has been classified as a "Type II" action pursuant to the State Environmental Quality Review Act ("SEQR") and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

Based on the importance of this project to the County, favorable action on the proposed Bond Act is respectfully requested.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Latimer".

George Latimer
County Executive

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of a bond act (“Bond Act”) in the amount of \$860,000 to finance capital project T0048 – Central Maintenance Facility Roof Alterations (“T0048”). The Bond Act, which was prepared by the law firm Harris Beach, PLLC, will finance the cost of improvements to the County’s Central Maintenance Facility in Yonkers, including replacement of the roof on the high rise portion.

The Department of Public Works and Transportation (“Department”) has advised that the existing roof was installed in 1982, is no longer under warranty and has exceeded its useful life. The new roof will comply with the New York State energy code and be a highly reflective (cool roof) to minimize the heat island effect.

Following bonding authorization, design will be scheduled and is anticipated to take three months to complete. It is anticipated that the design work will be completed by in-house staff. It is estimated that construction will take four months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously issued bonds for separable components of T0048 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: T0048

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 860,000 PPU 15 Anticipated Interest Rate 1.14%

Anticipated Annual Cost (Principal and Interest): \$ 62,575

Total Debt Service (Annual Cost x Term): \$ 938,625

Finance Department: Interest rates from February 25, 2021 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 9

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Prog Coord (Capital Planning)

Department: Public Works/Transportation


Date: 3/11/21

Reviewed By: 

DE. Budget Director

Date: 3/16/21

TO: Michelle Greenbaum, Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Director of Environmental Planning

DATE: February 25, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
T0048 CENTRAL MAINTENANCE FACILITY ROOF ALTERATIONS**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 2/02/2021 (Unique ID: 1506)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part.
-

COMMENTS: None.

DSK/dvw

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Gideon Grande, Deputy Budget Director
Lorraine Yazzetta, Associate Budget Director
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$860,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF IMPROVEMENTS TO THE CENTRAL MAINTENANCE FACILITY IN YONKERS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$860,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$860,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.
(Adopted _____, 20__)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, to the provisions of other laws applicable thereto, \$860,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of improvements to the Central Maintenance Facility in Yonkers, including replacement of the roof on the high rise portion; all as set forth in the County's current year Capital Budget, as amended. To the extent that the details set forth in this act are inconsistent with any details set forth in the current year Capital Budget of the

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County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$860,000. The plan of financing includes the issuance of \$860,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds.

Section 2. The existing building is of at least Class “B” construction as defined by Section 11.00 a. 11. (b) of the Law, and the period of probable usefulness applicable to the specific object or purpose for which the bonds authorized by this resolution is to be issued within the limitations of Section 11.00 a. 12.(a)(2) of the Law, is fifteen (15) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$860,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in

anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 5. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 6. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

- (a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

STATE OF NEW YORK)
 : ss.:
COUNTY OF WESTCHESTER)

I HEREBY CERTIFY that I have compared the foregoing Act No. -20__ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on , 20__ and approved by the County Executive on , 20__.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this day of , 20__.

(SEAL)

The Clerk and Chief Administrative Officer of the
County Board of Legislators
County of Westchester, New York

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 20__ and approved by the County Executive on _____, 20__ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$860,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF IMPROVEMNTS TO THE CENTRAL MAINTENANCE FACILITY IN YONKERS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$860,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$860,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 20__)

object or purpose: to finance the cost of improvements to the Central Maintenance Facility in Yonkers, including replacement of the roof on the high rise portion; at the estimated maximum cost of \$860,000; all as set forth in the County's current year Capital Budget, as amended.

amount of obligations to be issued: \$860,000; fifteen (15) years
and period of probable usefulness:

Dated: _____, 20__
White Plains, New York

Clerk and Chief Administrative Officer of the County
Board of Legislators of the County of Westchester, New York

Project ID:*
T0048

CBA

Fact Sheet Date:*
01-04-2021

Fact Sheet Year:*
2021

Project Title:*
CENTRAL MAINTENANCE FACILITY
ROOF ALTERATIONS

Legislative District ID:
15

Category*
TRANSPORTATION

Department:*
AIRPORT/DOT

CP Unique ID:
1506

Overall Project Description

This project will increase the ceiling height in the bus maintenance area, provide for the replacement of the roof on the high rise portion of the Central Maintenance Facility in Yonkers and the cleaning and painting of the ceiling at the Central Maintenance Facility in Yonkers.

Best Management Practices

Energy Efficiencies

Infrastructure

Life Safety

Project Labor Agreement

Revenue

Security

Other

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
Gross	5,635	5,635	0	0	0	0	0	0
Less Non-County Shares	1,808	1,808	0	0	0	0	0	0
Net	3,827	3,827	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 2,254

Current Bond Description: Replacement of the roof on the high rise portion of the Central Maintenance Facility in Yonkers.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	860,000
Cash:	0
Total:	\$ 860,000

SEQR Classification:

TYPE II

Amount Requested:

860,000

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2017	2,335,000	RELOCATION OF OVERHEAD UTILITIES.
2018	3,060,000	CLEANING AND PAINTING OF THE INTERIOR CEILING AND ROOF REPLACEMENT ON A PORTION OF THE BUILDING.
2019	240,000	COST ESCALATION

Total Appropriation History:

5,635,000

Year	Bond Act #	Amount	Issued	Description
17	136	2,335,000	1,387,315	COST OF RELOCATION OF OVERHEAD UTILITIES AT THE BUS MAINTENENACE IN YONKERS FACILITY

Total Financing History:

2,335,000

Recommended By:

Department of Planning
WBB4

Date
02-02-2021

Department of Public Works
RJB4

Date
02-02-2021

Budget Department
LMY1

Date
02-02-2021

Requesting Department
RJB4

Date
02-08-2021

CENTRAL MAINTENANCE FACILITY ROOF ALTERATIONS (T0048)

User Department : Airport/DOT

Managing Department(s) : Airport/DOT ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project without physical planning aspects of concern to the Westchester County Planning Board.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2021	2022	2023	2024	2025	Under Review
Gross	5,635	5,635	2,324						
Non County Share	(1,808)	(1,808)	28						
Total	3,827	3,827	2,352						

Project Description

This project will increase the ceiling height in the bus maintenance area as well as provide for the cleaning and painting of the ceiling at the Central Maintenance Facility in Yonkers.

Current Year Description

There is no current year request.

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

Appropriation History

Year	Amount	Description	Status
2017	2,335,000	Relocation of overhead utilities.	IN PROGRESS
2018	3,060,000	Cleaning and painting of the interior ceiling and roof replacement on a portion of the building.	AWAITING BOND AUTHORIZATION
2019	240,000	Cost escalation	AWAITING BOND AUTHORIZATION
Total	5,635,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	3,827,000	2,227,041	1,599,959
Federal Funds	1,808,000		1,808,000
Others		(27,525)	27,525
Total	5,635,000	2,199,516	3,435,484

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
136 17	2,335,000	12/10/19	165,479	107,959
		12/10/19	32,678	
		04/30/20	1,189,158	
		10/28/20	712,386	
		10/28/20	99,814	
		10/28/20	27,525	
Total	2,335,000		2,227,041	107,959